



A Cove In The North GA Mountains



Looking Down To The Cove

PROPERTY INFORMATION SHEET

PRICE: **\$475,000** ACREAGE: **37+/- acres** COUNTY: **Lumpkin** AREA OF COUNTY: **North**
BEDROOMS: **2** BATHS: **2** ½ BATHS: **0** BASEMENT: **Slab** GARAGE: **None**
HVAC: **Central, Electric** LAUNDRY: **Closet** EXTERIOR: **Concrete & Frame** FIREPLACE: **1**
SUBDIVISION: **None** LOT#: DUES/FEES: **None**

DESCRIPTION: **HEART OF THE APPALACHIANS— 37.7 acres adjoining 100's of sq. miles of U.S. Nat'l Forest. Beautiful grassy mountain cove, greenhouse, pavilion, spacious cottage & improvements, end of road privacy, bristling with fine timber/native foliage. Pond, 2 branches, trout stream boundary, high ridgelines with mountain views, walking trails, close proximity to rec areas; Dahlonega & Cleveland nearby. Cottage has vaulted main level plus studio loft with bath. Either as a primary residence with scenic mountain beauty or as a second home with a faraway feel this property is choice.**

SQUARE FT: **1,800 +/-** (public records) TAXES: YEAR CONSTRUCTED: **1960**
SCHOOL-ELEM: MIDDLE: **Lumpkin County** HIGH: **Lumpkin County**

SETTING/LAND: **Beautiful mountain cove on U.S. National Forest.**

WATER SOURCE: **Private Well.** OTHER BUILDINGS ON PROPERTY: **Yes.**
STREET/ACCESS: **Private Roadway.** DRIVEWAY: **Paved/Gravel.**

DIRECTIONS: **From Dahlonega: Take Hwy 19 N 12 miles to L (north) on U.S. Hwy 129 (at Turner's Corner), 1 mile to R on Pine Knot Dr. to 385. NOTE: Please respect owner's privacy, viewing by appointment only. Thanks!**

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